



€118250 - Charming 3-Bedroom Home in Ruffec



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 118,250

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Yayınlandı:	22.01.2025

Açıklama:

Charming and conveniently located, this lovely 3-bedroom home in Ruffec offers the perfect blend of comfort and accessibility. Just a short distance from shops, schools, and the train station, it's ideal for modern living. The southwest-facing, spacious open-plan living, kitchen, and dining area is bathed in natural light, with French doors leading to a delightful covered terrace - perfect for relaxing or entertaining. The private, enclosed rear garden, surrounded by hedges, adds an extra touch of tranquility to this inviting home. Currently rented out until March 2026 at 770€ per month.

Ground floor

-Living room (32.22m²) comprising fitted kitchen, dining room and sitting room: tiled floor

-Corridor (4m²): laminated flooring

-Office (8.66m²): laminated flooring, possibility of bedroom

-Hallway (2.6m²): tiled floor, cupboard (possibility to remove this cupboard and to have direct access to the garden, door already in place)



-WC (1.11m2) - tiled floor, washbasin

-Garage / Utility room: space for one car, concrete floor

1st Floor

-Landing (3.94m2): wooden floor

-WC (1.16m2): tiled floor

-Bathroom (2.74m2): tiled floor, walk-in shower, washbasin

-Bedroom 1 (8.15m2): wooden floor

-Bedroom 2 (10.27m2): wooden floor, balcony

-Bedroom 3 (9m2): wooden floor, wardrobe

Outside

-Covered terrace

-Enclosed garden

All on a total surface area of 329m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Yıl: 1970

Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	87 m2
Arazi Büyüklüğü:	329 m2

Room details

Total rooms: 5



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Indoor Features:

Fitted kitchen

Building details

Kat Sayısı:

2

Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.617.247

